

3.1.4 Community Unit Plan (CUP)

The community unit plan (CUP), which is currently part of the City's development code, was applied to the most restrictive floodplain management case of no development within the existing 100-year floodplain. The purpose of this exercise was to demonstrate the potential benefit utilizing a CUP development. Figure 3-4 shows the conceptual layout of this floodplain management scenario.

As shown in Figure 3-4, all development is kept out of the floodplain, which limits the developable area to 10 acres. However, the CUP allows the developer to have more dwellings per acre, resulting in 167 units on 10 acres. The higher residential density helps offset the loss of developable land. In addition, this type of development can significantly reduce development costs of the developed area (Prince George's County, Maryland, 1999). Because no development is allowed in the floodplain, the potential for future flooding is reduced. In addition, the floodplain storage, riparian area, and flood conveyance is preserved, and a natural buffer is maintained to provide water quality benefits. The large green space of the floodplain can possibly be used for passive recreation, wildlife preserves, or community gardens that, if maintained, can increase adjacent property values 10 to 30 percent (EPA, 1995 and The Trust for Public Land, 1999).